ANNEXURE D

Proof of Consultation



First Floor 122 On Main 122 Sam Nujoma Avenue Walvis Bay Tel: (064) 280 770 Email: mario@sp.com.na P.O. Box 2095, Walvis Bay

Reference: 1130WB

08 August 2025

Environmental Commissioner Ministry of Environment and Tourism Namibia Private Bag 13306 Windhoek

PROOF OF CONSULTATION REPORT: ERF 1130, WALVIS BAY

 Rezoning from Single Residential (1:300m²) to General Business with a bulk factor of 2.0.

Reference is made to the Scoping Report and EIA application dated 22 July 2025. The public was notified of the application in terms of Section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and Section 10 of the Urban and Regional Planning Act Regulations. The table below summarizes how the application was advertised in terms of the Urban and Regional Planning Act and the Walvis Bay Zoning Scheme.

Table 1: Compliance with the prescribed notification process for rezonings as set out in the Urban and Regional Planning Act and concept uses as set out in the Walvis Ray Zonina Scheme

Prescribed Notification process	Compliance	Proof
A notice in the Government Gazette.	Published in the Government Gazette on 31 January 2025.	Proof of notice in the Government Gazette attached as Annexure A1.
A notice once a week for two consecutive weeks in at least two newspapers.	Published in "The Namibian" and "Namib Times" on 31 January 2025 and 07 February 2025.	Proof of notices in at least two newspapers are attached as Annexure B1.
Give notice letters to surrounding landowners.	7 Neighboring properties were identified; notice letters were sent by email on 10 February 2025 as shown on the identified neighboring landowners' map. An example of the notice letters that were sent is also attached.	Identified neighboring landowners map with proof of posted letters & Example of the notice letters attached as Annexure C1.



Put up a notice at the site and on the noticeboard of the Walvis Bay Municipal Council.	A notice was put up on the site and on the Walvis Bay Council Notice Board on 07 February 2025.	Photos and an example of the Notices that were put up attached as Annexure D1.
Feedback	There were no representations, comments or objections received by the due date of Thursday, 27 February 2025.	Support letters attached as Annexure E1.

No objections were received by the initial deadline date of Thursday, 27 February 2025. However, the deadline was extended to Monday, 31 March 2025. The reason for the extension was because the initial email sent out on 10 February 2025 did not reach the owner of Erf 1131 Walvis Bay. Upon site inspection on Monday, 10 March 2025 it was discovered that the owner of the said property is a seagoing personnel member. A new email address was obtained from a family member (spouse) and a subsequent email forwarded on the same date on the proposed rezoning.

Also, at the time of the site inspection of Erf 1131 Walvis Bay, it was only then discovered that the said property has been subdivided into Erf 5033 and Remainder 1131 Walvis Bay. Added information was also discovered that Erf 3557 adjacent was subdivided into Erf 5066 and Remainder Erf 3557 Walvis Bay. Therefore, we had to notify the owners of Erf 5033 and Erf 5066 Walvis Bay as per the provisions of the Urban and Regional Planning Act, 2018.

Given the above-mentioned into consideration, it was agreed that the deadline for public consultation be extended to Monday, 31 March 2025. At closure of both deadlines, we hereby notify you that there are no objections received against the proposed rezoning application. The proof of all emails sent and reports indicating that emails were received are attached to this report as **Annexure C1**.

Considering the above, we recommend the Environmental Commissioner's favorable consideration of the Environmental Clearance Certificate application for the rezoning of Erf 1130 Walvis Bay from Single Residential to General Business with a bulk factor of 2.0.

I hope and trust that the attached documents are in order and to your satisfaction, and please feel free to contact me should you need any additional information or have any outstanding requirements.

Yours faithfully,

- William erive

Mario Mberira

Registered Town & Regional Planner in Training

STEWART PLANNING TOWN & REGIONAL PLANNERS

Tel: 064 280 770 | Email: mario@sp.com.na

Yours faithfully,

Bruce Stewart

Registered Town & Regional Planner



Tel: 064 280 770 | Email: bruce@sp.com.na



ANNEXURE A1

Government Gazette Notice

Applicant:

Plan Africa Consulting cc

Town and Regional Planners

P. O. Box 4114

8 Delius Street, Windhoek (West) Tel: (061) 212096, Cell: 0812716189

Fax to Mail: 088614626 pafrica@mweb.com.na

No. 89

2025

REZONING OF ERF 231, WALVIS BAY

Stewart Planning Town and Regional Planners intends to apply, on behalf of registered owner, to the Municipal Council of Walvis Bay and the Urban and Regional Planning Board for permission for the following:

Rezoning of Erf 231, Walvis Bay (36 Sam Nujoma Avenue) from "single residential" with a density of 1:500 to "single residential" with a density of 1:300 and the subsequent subdivision into two equal portions (Portion A and the Remainder).

The aforementioned application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Walvis Bay Zoning Scheme.

Take note that -

- (a) The rezoning pre-application draft (bid document) lies open for inspection at Room 101 of the Roads and Building Control Department of the Municipality of Walvis Bay situated at Civic Centre, Walvis Bay or can be requested from mario@sp.com.na;
- (b) Potential interested and affected parties are invited to register with Stewart Planning, and any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice; and
- (c) Registration and written comments or objections must be submitted before or on Thursday, 27 February 2025.

Applicant: Stewart Planning Town and Regional Planners P. O. Box 2095, Walvis Bay mario@sp.com.na 064 280 773 Local Authority: Chief Executive Officer Municipality of Walvis Bay Private Bag 5017, Walvis Bay townplanning@walvisbaycc.org.na 064 201 3339

No. 90

2025

REZONING OF ERF 1130, WALVIS BAY

Stewart Planning Town and Regional Planners intends to apply, on behalf of registered owner, to the Municipal Council of Walvis Bay, the Urban and Regional Planning Board and the Environmental Commissioner for permission for the following:

Rezoning of Erf 1130, Walvis Bay (267 Nangolo Mbumba Avenue) from "single residential" with a density of 1:300 to "general business" with a bulk factor of 2.0 and application for an Environmental Clearance Certificate.

The aforementioned application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Walvis Bay Zoning Scheme. The rezoning of land from residential to commercial use is a listed activity, and an application for an Environmental Clearance Certificate will be made in terms of the Environmental Management Act, 2007 (Act No.7 of 2007).

Take note that -

- (a) The rezoning pre-application draft (bid document) lies open for inspection at Room 101 of the Roads and Building Control Department of the Municipality of Walvis Bay situated at Civic Centre, Walvis Bay or can be requested from mario@sp.com.na;
- (b) Potential interested and affected parties are invited to register with Stewart Planning, and any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice; and
- (c) Registration and written comments or objections must be submitted before or on 17h00 Thursday, 27 February 2025.

Applicant: Stewart Planning Town and Regional Planners P. O. Box 2095, Walvis Bay mario@sp.com.na 064 280 773 Local Authority: Chief Executive Officer Municipality of Walvis Bay Private Bag 5017, Walvis Bay townplanning@walvisbaycc.org.na 064 201 3339

No. 91

2025

REZONING OF ERF 931, VINETA EXTENSION 4

Stewart Planning Town and Regional Planners intends to apply to the Municipality of Swakopmund, and the Ministry of Urban and Rural Development for the following:

Erf 931, Vineta Extension 4 (adjacent to Penguin, Mowen and Strandlopertjie Street): rezoning from general residential 2 with a density of 1:250 to general residential 1 with a density of 1:250.

The aforementioned application is submitted in terms of the Swakopmund Zoning Scheme (as amended), and the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). The need for rezoning relates to increasing the permitted building height from 8 meters under the General Residential 2 land use provisions to 13 meters under the General Residential 1 land use provisions.

Take note that -

- (a) The background information document lies open for inspection at the Town Planning Department of the Municipality of Swakopmund, corner of Rakotoka and Daniel Kambo Streets, Swakopmund. An electronic copy can be requested from Mrs. Melissa Kroon: melissa@sp.com.na;
- (b) Any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive

ANNEXURE B1

Newspaper Notices

- The Namibian
- Namib Times

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3210 Food & Beverages

3910 Heath & Beauty

4010 Hospitality (See also Travel & Tourism)

4910 Leisure & Entertainment

5310 Vehicles Wanted 5320 Vehicles for Hire 5360 Vehicles for Sale 5370 Vehicle Auctions 5380 Vehicle Spares & Accessories

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Okonguarri Psychotherapeutic Centre

Has the following opportunity available

1x CLINICAL PSYCHOLOGIST

REQUIREMENTS:

Current Registration with Health Professions Council of Namibia (HPCNA) *Namibian Citizenship/Namibian Permanent Resident*

Please submit application with CV to: info@okonguarri.com

Only short-listed candidates will be contacted

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Applicant: Stewart Planning Town & Regional Planners PO Box 2075 Wakis Boy mark@ap.com/ret 064 280 773

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NAM OYSTER FARM CC PRODUCTION MANAGER

Role Description

This is a full-time on-site role for a Production Manager in Walvis Bay, Hamilbia. The Production Manager will be responsible for overseeing day-to-day operations, ma production schedules, ensuring quality control, and supervising staff to meet production

- Able to work with people
- · Computer literate especially in excel
- Knowledge of inventory control and systems
- Mechanical or technical background will be an advantage

Closing date: 14th February 2025

CV's to be emailed to koos.blaauw@gmail.com. Only emailed CV's will be concidered. Please note that only short-listed applicants will be contacted. If you are not contacted within 7 days after the closing date, please consider your application

VACANCY ANNOUNCEMENT



Sea Rail (Botswana) (Pty) Ltd ("SeaRail") invites suitably qualified candidates to apply for the position below. The company runs the Botswana Dry Port facility in Walvis Bay, Namibia, with a mission to operate a sustainable Dry Port, supported by strong partnerships, that allows for a full range of safe, costeffective import and export services.

POSITION: OPERATIONS MANAGER

MAIN PURPOSE OF THE JOB:

The main purpose of the Operations Manager is to be dynamic and results-driven in lead the operations team to ensure seamless execution of all logistics, transport, and operational activities facilitating safe and efficient operations while adhering to all relevant regulations and safety standards.

POSITION REQUIREMENTS:

- Adegree in Business Administration, Logistics, Supply Chain Management, or a related field
- A minimum of 5 years of experience in operations management, specifically in the logistics, warehousing or transportation industry at supervisory level. A minimum of 2 years working with customs or freight forwarding related
- Strong leadership, decision-making, and problem-solving skills Proven ability to manage teams and foster a collaborative work
- Excellent organizational and time management skills with the ability to handle
- Knowledge of logistics software and systems is an advantage.
 Strong financial acumen and the ability to manage budgets effectively.

KEY PERFORMANCE AREAS:

- Oversee the day-to-day operations, including logistics, transportation, and resource management.

 Develop and implement operational strategies and standards to improve
- efficiency, productivity, and profitability.

 Manage and optimize the use of company resources, ensuring cost-effective
- operations.
 Ensure compliance with regulatory requirements, company policies, and safety standards.
- Collaborate with Internal departments, including Finance and Admin, and Business Development, to align operations with overall company objectives. Monitor key performance indicators (KPIs) and generate regular
- performance and progress reports.

 Lead, mentor, molivate and develop staff to achieve operational excellence.
- Identify and mitigate operational risks to ensure business continuity. Build and maintain strong relationships with clients, stakeholders, and

Remuneration

SeaRail offers competitive salary and benefits. If you meet the above requirements and believe you can make a significant contribution to the operations of SeaRail, please forward your applications together with your resume' and CERTIFIED copies of identity and qualifications to: rail.com.na

Finance & Admin Manager Sea Rail (Botswana) (Pty) Ltd C/O 5th Road & 5th Street P. O. Box 5100, Walvis Bay, Namibia

Closing date: Friday, 7 February 2025

Only shortlisted candidates with relevant supporting documents attached to their application will be contacted for interviews.



Tutaleni High School Learners Enjoy New Outdoor Seating Thanks to Rotary Club Walvis Bay

Learners at Tutaleni High School in Walvis Bay started the new school year with smiles as they returned to a brandnew outdoor seating area, made possible by the Rotary Club Walvis Bay and generous donors.

The initiative started in 2024 when the school's Learners' Representative Council (LRC), with the support of their guardian teacher, approached the Rotary Club with a request to help turn their vision into reality. Their goal was to create an outdoor seating space where students could relax and socialise during their break times. With the necessary resourees secured, work on the project commenced towards the end of last year and was successfully com-pleted just before Christmas. Student were deligh-

The Rotary Club Walvis Bay extended their best wishes to the school community, expressing their hope that the seating area will serve students well for many years to come. They also took the opporfunity to acknowledge and thank the donors whose contributions played a big role in making the project

REZONING OF ERF 931 VINETA EXTENSION 4

Stewart Planning intends to apply to the Municipality of Swakopound, and the Ministry of Urban and Rural Development for the following:

Erf 931 Vineta Extension 4 (adjacent to Penguin Mowen and Strandlopertjie Street): Rezening from General Residential 2 with a density of 1:250m² to General Residential I with a density of 1:250m2.

The aforementioned application is submitted in terms of the Swakopiniand Zoning Scheme (as amended), and the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). The need for rezoning relates to increasing the permitted building height from 8 meters under the General Residential 2 land use provisions to 13 meters under the General Residential 1 land use provision

(a) the background information document lies open for inspection at the Town Planning Department of the Municipality of Swakopmund, corner of Rakotoka and Daniel Kambo Street, Swakopmund. An electronic copy can be requested from Mrs Melissu Kroon:

melissa@sp.com.na; (b) any person having com application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Swakopnd and with Stewart Planning within 14 days of the last publication of this notice;

(c) Written objections must be su 17:00 Friday, 28 February 2025. Written objections must be submitted before or on

Local Authority: Chief Executive Officer Municipality of Swakopmund PO Box 53 Swakopmund jheitoff swkmun.com.ua 0644104403

Applicant: Stewart Planning Town & Regional Planner PO Box 2095 Walvis Bay melissa@sn.com.na 064 280 773



NOTICE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018, WALVIS BAY ZONING SCHEME, AND ENVIRONMENTAL MANAGEMENT ACT OF

Stewart Planning intends to apply to the Municipality of Walvis Bay, and/or the Ministry of Urban and Rural Development, and/or the Ministry of Environment, Forestry and Tourism for the following statutory ap-

- Erven 567 and 568 Langstrand Extension 2 (2-4 Foreshore Street): Consolidation into Portion X and subsequent Rezoning from Single Residential with a density of 1:500 to General Residential 1 with a density of 1:250. L. Erven 567 and 568 Langstrund Extension 2 (2-4
- 2. Erf 1130 Walvis Bay (267 Nangolo Mbumba Avenne): Rezoning from Single Residential with a den-sity of 1300 to General Business with a bulk factor of 2.0 and the subsequent application for an Environmental
- 3. Erf 231 Walvis Bay (36 Sam Nujoma Avenue): Rezoning from Single Residential with a density of 1:500 to Single Residential with a density of 1:300 and the subsequent subdivision into two equal portions (Por ion A and Remainder).

The applications are submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), Wal-vis Bay Zoning Scheme, as amended, and/or the Envionmental Management Act, 2007 (Act No. 7 of 2007).

(a) the pre-application drafts (bid documents) lie oper for inspection at Room 101 of the Roads and Building Control Department of the Municipality of Walvis Bay situated at Civic Centre, Walvis Bay or can be requeste

situated in Civic Center, in the front married to promise a promise of the front married to promise and affected parties are invited to register with Stewart Planning, and any person having comments or objections to the application, may in writing and comments. Together with ting lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Plan ning within 14 days of the last publication of this notice. Written objections must be submitted before or on 17:00 Thursday, 27 February 2025.

Applicanta Stewart Planning Town & Regional Planners PO Box 2095 Walvis Bay mariota sp.com.na 064 280 773

Local Authority: Chief Executive Officer Atomicipality of Walvis Bay Private Bag 5017 Walvis Bay townplanning@walvishayee

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- 3910 Health & Beauty
- 4010 Hospitality (See also Travel & Tourism')

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4910 Leisure & Entertainment

- 5010 Livestock & Pets 5019 Auctions 5010 For Sale 5010 Lost & Missing 5010 Wanted

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 I A C apply Burer's premium will be charged.
 Details subset to channe without prior notice.

Windhosk: +264 51 257 945/6 Ondangwa: +264 65 240189 5wskopmund: +264 64 462374 Emill: Info@sucomamibis.com

- ARTISTS PRESSES & MATERIALS The printing presses and art materials of the
- Namibian etching artist, TRUDI DICKS will be available for viewing at No. 15 Kwame Nkrumah (old Gevers) Street from 15:30 to 18:00 on Monday 10 to Thursday
- 13 February.
 Measurements and photographs may be taken.
- Submit offers to: The EXECUTRIX of the estate of G.S.M. DICKS (Trudi) - Adrie van der Merwe FQP ATTORNEYS, ESTATES DEPARTMENT,
 - Contact person: Adrie van der Merwe / Shireen Jansen Ernail:adrievdm@fqp.com.na / shireen@fqp.com.na Telephone enquiries: 0832233100 Whatsapp no.: 0815807576

• Legal • • Legal •

WINDHOEK

- Parton 1 (237m²) and the Romandar Ent 30 (230m²). 2. Ent 2142 Meering burspittured por ion of Ent 113 Meering abusted on the corner of Foutili froot North and Second flood West Buddylaste left portion (1600m²) and the Floriander Ent 2142 (a977m²). The alterpretational

- B) my primer harbo, comme delethors to the agriculture, to the agriculture, in the agriculture, in whiting fleggle, but despired to the agriculture, and the agriculture conversal, logister with the graduant with the Child Excepted of the formation of the notice, desired to extent writes convergence of the control of the notice, but and the agriculture of the control of the notice, but and the service of the control of the notice, but and the service of the control of the notice of the control of

- the Municipality of Singlographic, and or Minday of Urban and Rural Devel-
- Chief Extrodive United Absolutions of Section 2015 Sectio

- in writing badge such of proteins and convenents, together such the process, thereof, with the Chief Executive Officer of the Money and and the Assessment are
- Winton Capacitans in most to strain bytom or on 17:00 Finday, 28 Feb. 2025. Charlescattle Green

- NOTICE BY TERMS OF THE UNBANA AND REGIONAL PLANNING ACT ON THE PROBLEMS OF THE UNBANA AND REGIONAL PLANNING ACT ON THE PROBLEMS OF THE PROBLEM
- Immed neviroptions/inforcescentum

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- CLADHOOMS)

 UNCHASE OF A POTTON (c. 188.02m) OF THE REMAUDER T FISHOGOTH CORPSIGNON 1-0. (R. MANDER)
- both from Council and the littles and Pegymai Flanning based for: Completion of the application to pra-chase a portion of the Ramaindex of chase a portion of the Ramaindex of the second of the Second of Second of Second of Rezanding of Portion A from Sedeter
- Rezoning of Portion A from undeter-nined to "agriculture"
 Consultation of Portion A with Pur-on 39 of Rehoboth Dorpsgrand No 32 into Consultated Portion X

Kankervereniging Hou Maandelikse Uitverkoping en Beplan Kunsuitstalling

Die Kankervereniging van Namibië (CAN) in die Erongostreek het op Saterdag, I Februarie hul maandelikse uitverkoping gehou, waar geskenkte items teen 50% afsing aange-

Sanet de Waal, die streeksbestuurder van CAN in die Erongo streek, het haar dank-baarheid uitgespreek teenoor die publiek en vrywillige donateurs wat skenkings

en vrywinge domacus wat avanima-maak. Sy het beklemtoon hoe belangrik-hierdie bydraes is om die vereniging se inlisiatiewe te ondersteun. Benewens die mannfelikse uitverkoping beplan CAN 'n kunsuitstalling op Vry-dag, 21 Februarie, 'n Versaucting skil-derye sal uitgestal word by die CAN 'Thai O Rome' huns die Kulkervortenie. "Thrift Shop", laugs die Kankerverenig-ing se kantore by Ferdinand Stichstraat 3, Swakopmund. Die deure sal oop wees vanaf 18:00 tot 21:00.

Vanaf 18:00 tot 21:00.

Die CAN "Thrift Shop", wat verlede jaar in Mei amplelik geopen is, is 'n fondsin-samelingsinisiatief waar geskenkte items teen bekostigbare pryse aan die publiek verkoop word

Die winkel is daagliks oop vanaf 9:00 tot 12:30, en weer vanaf 14:00 tot 16:00. Verskeie items, insluitend klere, boeke,

skoene, pakke, huisware en dekor, is beskikbaar. Die opbrengs word gebruik vir CAN se

beskroant.

Die opbrengs word gebruik vir CAN se projekte en uitgawes.

Die "yard sales" vind elke eerste en laaste Saterdag van die maand by die CAN "Thrift Shop" plaas. Dit bied die publied die kans om kwallteit tweedelsandse items te koop terwyl hulle 'n goeie saak ondersteun, CAN moedig die gemeenskap aan om die "ihrift shop" en die kunsuitstelling te ondersteun, aangesten alte fondse aangewend werd om kankerpasiente te help en noodsaaklike programme in die streek te finansier.

Kortespondent, Petrus Julius het gese, "die CAN "Thrift Shop" is 'n wanderlike Inisiatief wat nie net mense in nood hej nie, maar ook 'n platforn bied vir die gemeenskap om by te dra tot 'n belangrike saak. Dit is inspitzend om te sten hus mense bereid is om hul besiningste skent vir iets wat 'n werklike verskil maak."



Sanet de Waal, streeksbestuurder van CAN in Erongo.



SENIOR ACCOUNTANT POSITION - WALVIS BAY

Introduction
Venmar Fishing (Pty) Ltd is looking to fill the following position.

The position reports to the Financial Manager and will have a finance team

reporting to hin/ her.
This Senior Accountant position will be responsible for the financial reporting & governance of companies operating within the fishing industry of Walvis

At least 3 to 5 years' experience as an Accountant or equivalent articles

BCom degree + articles / NIPA registration or equivalent required.

Fishing industry specific experience will be to your advantage.

Good communication skills – written and oral (English & Afrikaans will be an added benefit)

Adult to prioritize their own and their teams work with excellent attention to

detail.

Able to drive themselves and their learn to report on strict deadlines and keep at team accountable towards their deadlines.

Sound knowledge of direct and indirect tax compliance.

Namibian citizen

For job specification of the advert please visit:

Applicants meeting the requirements are invited to send their CV and supporting documents as one PDF attachment to the following email with the relevant reference:

Email:recruitment@seventy7consulting.com Reference: 77Rec 304

Contact person: Karolina Namawe or Christophina likwa

Contact details: 081 442 3208

Closing date for applications: 07 March 2025









NOTICE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2016, WALVIS
BAY ZONING SCHEME, AND
ENVIRONMENTAL MANAGEMENT ACT OF 2007

Stewart Planning intends to apply to the Municipality of Walvis Bay, and/or the Ministry of Urban and Rural Development, and/or the Ministry of Environment, Forestry and Tourism for the following statutory ap-

1. Erven 567 and 568 Lungstrand Extension 2 (2-4 Poreshare Street): Consolidation into Portion X and subsequent Rezoning from Single Residential with a density of 1:500 to General Residential I with a density

of 1:250.

2. Erf 1130 Walvis Bay (267 Nangolo Mbumbh Avenue): Rezoning from Single Residential with a dentity of 1:300 to General Business with a bulk factor of 0 and the subsequent application for an Environmental Clearance Certificate,
3. Erf 231 Walvis Bay (36 Sam Nujoma Avenue):

Descripting Constitution of the State of Sam Supplies of Sam Sup

Rezoning from Single Residential with a density of 1:500 to Single Residential with a density of 1:300 and the subsequent subdivision into two equal portions (Fortion A and Remainder).

The applications are submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), Wal-vis Bay Zoning Scheme, as amended, and/or the Envi-ronmental Management Act, 2007 (Act No. 7 of 2007).

Take note that: Take note that:

(a) the pre-application drafts (bid documents) lie oper for inspection at Room 101 of the Roads and Building Control Department of the Municipality of Walvis Bay

Control Department of the Municipality of Walvis Bay shuated at Civio Centre, Walvis Bay or can be requested from martic@sp.com.ua!

(b) Potential interested and affected parties are invited to register with Stewart Planning, and any person having comments or objections to the application, may in writing lodge auch objections and comments; together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the lost publication of this notice. Written objections must be submitted before or on 17:00 Thursdey. 27 Sehruary 2025. Thursday, 27 February 2025.

Applicant: Stewart Planning Town & Regional O Box 2095 Walvis Bay mariodosp.com.na 064 280 773

Local Authority: Chief Executive Officer Municipality of Walvis Bay Private Bag 5017 Walvis Bay townylanning@walvisbayce 054 201 3339



THE SUBDIVISION OF ERF 69, TAMARISKIA INTO TWO NEW PORTIONS (PORTION A AND THE REMAINDER)

Stewart Planning inlends to apply to the Municipality of Swakopmund, antifor Ministry of Urban and Rural Development, antifor the Ministry of Environment, Forestry and Tourism for the following statutory ap-

Erf 69 Tamariskia (1 Franziska Van Neel Street): Subdivision into two portions (Portion A and Remainder). The site measures ± 800m² in extent and is zoned Single Residential with a density of 1:300 in terms of Single Residential with a density of 1:300 in terits of the of the Swikepinnan Zoning Scheme. The site is currently occupied by two dwelling units and therefore, it is the intention of the owner to create two free standing dwelling units (houses) with the proposed subdivision.

The application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), Swakopmund Zoning Scheme, as amended, and/or the Environmental Management Act, 2007 (Act No. 7 of 2002).

Take note that: the pre-application bid document fles open for inspec-tion at the Town Planning Department of the Swakop-mund Municipality, on the corner of Rakotoka and Daniel Kamho Street Swakopmund, or can be reques-

Daniel Kamho Street Swakopmund, or can be reques-ted from unaflo@sp.scuma.

any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Swakopmund Munici-pality and with Stewart Planning within 14 days of the last publication of this notice.

Written objections must be submitted before or on

17:00 Thursday, 27 February 2025.

Local Authority: Chief Executive Officer Municipality of Swakepun PO Bex 53 Swakepunnd Jheita@swkmun.com.na 064 410 4403

Applicanti Town & Regional Planner PO Box 2095 Walvis Bay mellasaGisp.com.na 064 280 773

ANNEXURE C1

Proof of emails sent and identified neighboring landowners

XX	1443	NAAO OU	1640
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Euroi 1



First Floor 122 On Main 122 Sam Nujonia Avenue Walvis Bay

www.sp.com.na Tel: (064) 280 770 Email: marlo@sp.com.na

Reference: 1130WB

03 February 2025

Customer Care Municipality of Walvis Bay Private Bag 5017 Walvis Bay

SUBJECT:

REQUEST FOR NEIGHBOURS INFORMATION

Dear Sir or Madam,

We intend to submit a rezoning/consent use application for Erf 1130 Walvis Bay Proper. In terms of the Urban and Regional Planning Act of 2018, we need to notify neighbouring landowners of the application for potential objections. Will you please provide our office with the contact details of the following property owners? Thank you.

Erf Number	Owner's Name	Postal Address	Email Address	Cell/Tel Number
Erf 1128 Walvis Bay	A Kengulu	1300 H1Bal	alog. 19985@	065 22298
Erf 1129 Walvis Bay	M You will		called camera	THE RESERVE OF THE PARTY OF THE
Erf 1131 Walvis Bay	God Rocco	5346	amoil.com	08/3320459
Erf 3557 Walvis Bay	SE Warenall	2481 1 MB0-1	ekanuenaian	08/8089694
Erf 3558 Walvis Bay	HG Finck	3107 1 WBO-1	1. 0	064-200145
Erf 1431 Walvis Bay	rack properties	TILS ! SWOLOP	DI MICIEDERE CHECK	081128311971 0ph = 515tht0
Erf 1435 Walvis Bay	AND Museryla	2224	muserqua 1@gmil	The state of the s

Yours sincerely,

Il Wheris

Mario Mberira

STEWART PLANNING



Flist Floor 122 On Main 122 Sam Nujoma Avenue Walvis Bay www.sp.com.na Tel: (064) 280 770 Email: mario@sp.com.na

Reference: 1130WB

10 March 2025

Customer Care Municipality of Walvis Bay Private Bag 5017 Walvis Bay

SUBJECT:

REQUEST FOR NEIGHBOURS INFORMATION

Dear Sir or Madam,

We intend to submit a rezoning/consent use application for Erf 1130 Walvis Bay Proper. In terms of the Urban and Regional Planning Act of 2018, we need to notify neighbouring landowners of the application for potential objections. Will you please provide our office with the contact details of the following property owners? Thank you.

Erf Number	Owner's Name	Postal Address	Email Address	Cell/Tel Number
Erf 5033 Walvis Bay	Sacob Kavannu	7471 WB	Karangu Byahoo	081209864
Erf 5066 Walvis Bay	Heilsaulo	7312 WB		0812874555

Yours sincerely,

the pulsarine

Mario Mberira

STEWART PLANNING



Dear interested and affected party.

As a nearby neighbour to Erf 1130 Walvis Bay (the property), you are hereby informed of the following town planning application being made on the property:

Rezoning from "Single Residential" (1:300) to "General Business" with a bulk factor of 2.0.

The Background Information Document (BID) with Locality and Zoning plans are attached hereto for your information and reference. Take note of the following:

(a) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof,

- any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Wakis Bay and with Stewart Planning within 14 days of the last publication of this notice;
- 0 the deadline to submit written comments, representations, input and/or objections will be on or before 17:00 Thursday, 27 February 2025.
- 0 details of the Applicant and Local Authority are provided below:

PO Box 2095 Walvis Bay Stewart Planning Town & Regional Planners Applicant:

Chief Executive Officer Municipality of Walvis Bay 064 280 773 Local Authority: mario@sp.com.ne

Private Bag 5017 Walvis Bay

townplanning@walvisbavcc.erg.na

From:

Microsoft Outlook

To:

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na> elsamurangi03@gmail.com; janedinef@gmail.com; muzengua1@gmail.com

Monday, February 10, 2025 2:45 PM

Sent: Subject:

Relayed: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

elsamurangi03@gmail.com (elsamurangi03@gmail.com)

Janedinef@gmail.com (janedinef@gmail.com)

muzenqua1@gmail.com (muzenqua1@gmail.com)

From:

Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>

To:

aloy.19985@gmail.com; roozarozool@gmail.com

Sent:

Monday, February 10, 2025 2:45 PM

Subject:

Undeliverable: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA

AVENUE)

×

Your message couldn't be delivered to multiple recipients.

The recipients weren't found at gmail.com.

mario

Office 365

Recipients

Action Required

Recipients

Unknown To address

Couldn't deliver to the following recipients:

aloy. 19985@gmail.com, roozarozool@gmail.com

How to Fix It

The address may be misspelled or may not exist. Try one or more of the following:

- Send the message again following these steps: In Outlook, open this non-delivery report (NDR) and choose Send Again from the Report ribbon. In Outlook on the web, select this NDR, then select the link "To send this message again, click here." Then delete and retype the entire recipient address. If prompted with an Auto-Complete List suggestion don't select it. After typing the complete address, click Send.
- Contact the recipient (by phone, for example) to check that the address exists and is correct.
- The recipient may have set up email forwarding to an incorrect address. Ask them to check that any forwarding they've set up is working correctly.
- Clear the recipient Auto-Complete List in Outlook or Outlook on the web by following the steps in this article: <u>Fix email</u> <u>delivery issues for error code 5.1.1 in Office 365</u>, and then send the message again. Retype the entire recipient address before selecting **Send**.

From:

Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>

To:

aloy.19785@gmail.com

Sent:

Monday, February 10, 2025 2:57 PM

Subject:

Relayed: FW: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA

AVENUE)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aloy.19785@gmall.com (aloy.19785@gmall.com)

From: Alma <finance@parealtorgroup.com>

To: Mario

Sent: Tuesday, February 11, 2025 7:51 AM

Subject: Read: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Your message

Subject: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE) Sent: 10/02/2025 2:44 pm

was read on 11/02/2025 7:50 am.

From:

Talitha Goosen <Talitha@ramos.na>

To:

Sent:

Mario Monday, February 10, 2025 3:01 PM

Subject:

Read: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Your message

To: Talitha Goosen

Subject: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE) Sent: Monday, February 10, 2025 2:44:33 PM (UTC+02:00) Windhoek

was read on Monday, February 10, 2025 3:00:28 PM (UTC+02:00) Windhoek.

From:

Mail Delivery System <Mailer-Daemon@mx315.antispamcloud.com>

To:

talitha@ramos.na

Sent: Subject: Monday, February 10, 2025 2:45 PM Delivered: Delivery Status Notification

This message was created automatically by mail delivery software.
---- The following addresses had successful delivery notifications ---<talitha@ramos.na> (relayed via non "Remote SMTP" router)



Dear interested and affected party,

As a nearby neighbor to Erf 1130 Walvis Bay (the property), you are hereby informed of the following town planning application being made on the property:

Rezoning from "Single Residential" (1:300) to "General Business" with a bulk factor of 2.0.

The Background Information Document (BID) with Locality and Zoning plans are attached hereto for your information and reference. Take note of the following:

- (E) any person having comments or objections to the application, may in writing todge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice;
- 0 the deadline to submit written comments, representations, input and/or objections will be on or before 17:00 Monday, 31 March 2025.
- (c) details of the Applicant and Local Authority are provided below:

Applicant:
Stewart Planning
Town & Regional Planners
PO Box 2095 Walvis Bay
mario@sp.com.ma
064 280 773
Local Authority:
Chief Executive Officer
Municipality of Walvis Bay
Private Bag 5017 Walvis Bay
rtownplanning@walvisbaycc.org.na
064 201 3339

From:

Mario

Sent: To: Monday, March 10, 2025 4:26 PM kennyhaihambo@gmail.com

Subject:

REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Attachments:

Erf 1130 WB_BID document.pdf; 1130WB_Locality Plan.V2.pdf; 1130 WB_Rezoning

Plan.pdf.V2.pdf

Dear interested and affected party,

As a nearby neighbor to Erf 1130 Walvis Bay (the property), you are hereby informed of the following town planning application being made on the property:

Rezoning from "Single Residential" (1:300) to "General Business" with a bulk factor of 2.0.

The Background Information Document (BID) with Locality and Zoning plans are attached hereto for your information and reference. Take note of the following:

- (a) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice;
- (b) the deadline to submit written comments, representations, input and/or objections will be on or before 17:00 Monday, 31 March 2025.
- (c) details of the Applicant and Local Authority are provided below:

Applicant:

Stewart Planning Town & Regional Planners PO Box 2095 Walvis Bay

mario@sp.com.na

064 280 773

Local Authority:

Chief Executive Officer

Municipality of Walvis Bay

Private Bag 5017 Walvis Bay

townplanning@walvisbaycc.org.na

064 201 3339

Do not hesitate to contact me if you have any questions.

Best regards,

Mario Mberira

Town Planning Officer



From: Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>

To: jkavangu@yahoo.com

Sent: Monday, March 10, 2025 2:34 PM

Subject: Relayed: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[kayangu@yahoo.com ([kayangu@yahoo.com)

From:

Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>

To: Sent: roozaroz001@gmail.com

Monday, March 10, 2025 2:34 PM

Subject:

Relayed: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

roozaroz001@gmail.com (roozaroz001@gmail.com)

From: Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>

To: kennyhalhambo@gmail.com
Sent: Monday, March 10, 2025 4:26 PM

Subject: Relayed: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

kennyhalhambo@gmall.com (kennyhalhambo@gmall.com)

From:

Mario

Sent:

Monday, March 10, 2025 2:46 PM

To:

Rosaleen Rooza

Subject:

RE: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Hi Rosaleen, Thank you for your prompt response. Best regards,

Mario Mberira

Town Planning Officer

122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay

Tel: (064) 280 770 | Email: mario@sp.com.na | Website: www.sp.com.na

From: Rosaleen Rooza <roozaroz001@gmail.com>

Sent: Monday, March 10, 2025 2:43 PM

To: Mario <mario@sp.com.na>

Subject: Re: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Good afternoon.

Email well received.

Thank you.

Kind regards Rosaleen Rooza +264 817300459

On Mon, 10 Mar 2025, 14:33 Mario, <mario@sp.com.na> wrote:

Dear interested and affected party,

As a nearby neighbor to Erf 1130 Walvis Bay (the property), you are hereby informed of the following town planning application being made on the property:

Rezoning from "Single Residential" (1:300) to "General Business" with a bulk factor of 2.0.

The Background Information Document (BID) with Locality and Zoning plans are attached hereto for your information and reference. Take note of the following:

- (a) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice:
- (b) the deadline to submit written comments, representations, input and/or objections will be on or before 17:00 Monday, 31 March 2025.
- (c) details of the Applicant and Local Authority are provided below:

Applicant:

Stewart Planning

Town & Regional Planners

PO Box 2095 Walvis Bay

mario@sp.com.na

064 280 773

Local Authority:

Chief Executive Officer

Municipality of Walvis Bay

Private Bag 5017 Walvis Bay

townplanning@walvisbayco.org.na

064 201 3339

Do not hesitate to contact me if you have any questions.

Best regards,

Marlo Mberira

Town Planning Officer

Received by Ymn Hauhambo

Rennyhaihambo@gmail. Com
STEWART PLANNING

First Floor 122 On Main 122 Sam Nujoma Avenue Walvis Bay

P.O. 80x 2095 Tel: (064) 280 770 Email: mario@sp.com.ina

Reference: 1130WB

10 March 2025

Hand deliver:

REZONING NOTICE-ERF 1130 WALVIS BAY

Stewart Planning intends to apply to the Municipality of Walvis Bay and/or Ministry of Urban and Rural Development for the following statutory approval

TOWN & REGIONAL PLANNERS

Rezoning of Erf 1130 Walvis Bay (267 Nangolo Mbumba Drive): Rezoning from Single Residential with a density of 1 dwelling unit per 300m² (1:300) to General Business with a bulk factor of 2.0.

The owner intends to obtain commercial rights to permit the redevelopment of the site into a business/office complex in the long-term future.

The application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), and the Walvis Bay Zoning Scheme, as amended,

Take note that -

- (a) the planning application lies open for inspection, during normal office hours, at Room 101. Town Planning Section of Municipality of Walvis Bay, Civic Centre, and at Stewart Planning, 122 Sam Nujoma Avenue, Walvis Bay. An electronic copy can also be requested from Mr M. Mberira: matio@sp.com. na
- (b) Interested and/or affected parties can register with Stewart Planning and submit their written comments, representations. Input and/or objections to the planning application together with grounds thereof.
- (c) the deadline to register with Stewart Planning and to submit written comments, representations, input and/or objections will be before or on 17:00 Monday, 31 March 2025.

Yours sincerely,

hi where-

Mario Mberira

STEWART PLANNING

Stewart Planning
Town & Regional Planners
PO Box 2095 Walvis Bay
matio@sp.com.na

+264 64 280 773

TZ04 04 Z00 773

+264 81 285 1466

STEWART PLANNING

REZONING OF ERF 1130 WALVIS BAY

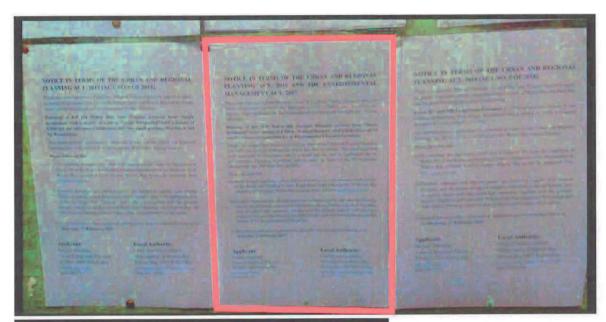
OBJECTION FORM

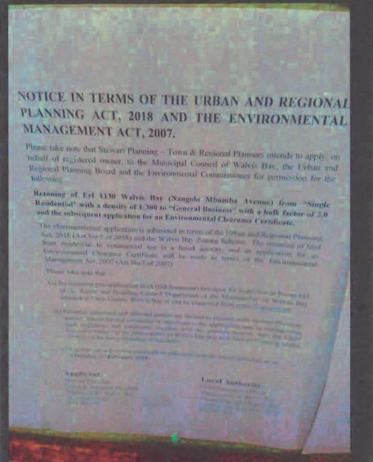
Name:	
Address:	
Address:	and The Control of th
	TEN MANAGEMENT
, the owner of Erf/Erven	
Do not object to	Please tick where applicable, for example:
Object to	
100000	
	MARKET TO THE RESERVE
Clarativa	Date

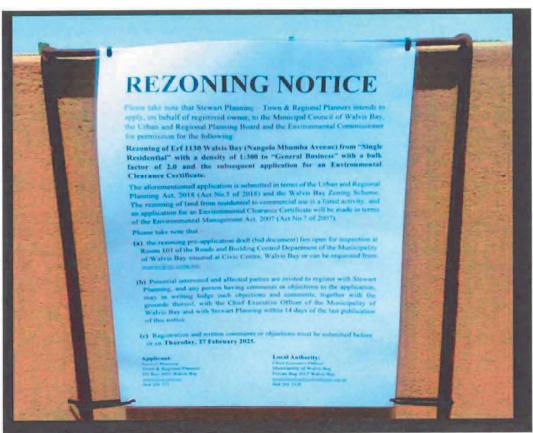
Kindly take note that comments should reach me by Monday, 31 March 2025 @ 17:00

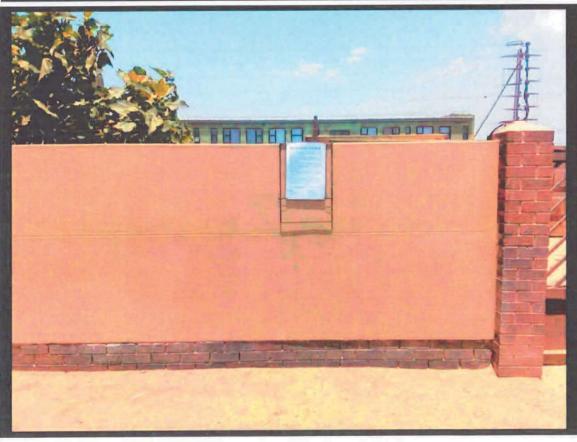
ANNEXURE D1

Photos and Example of Notices that were put up













ANNEXURE E1

Support Letters

From: Sent: Elsa Murangi <elsamurangi03@gmail.com> Thursday, February 13, 2025 5:32 AM

To:

Mario

Subject:

Re: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

No objections

On Mon, 10 Feb 2025, 14:44 Mario, <mario@sp.com.ne> wrote:

Dear interested and affected party,

As a nearby neighbour to Erf 1130 Walvis Bay (the property), you are hereby informed of the following town planning application being made on the property:

Rezoning from "Single Residential" (1:300) to "General Business" with a bulk factor of 2.0.

The Background Information Document (BID) with Locality and Zoning plans are attached hereto for your information and reference. Take note of the following:

- (a) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice;
- (b) the deadline to submit written comments, representations, input and/or objections will be on or before 17:00 Thursday, 27 February 2025.
- (c) details of the Applicant and Local Authority are provided below:

Applicant:

Stewart Planning

Town & Regional Planners

PO Box 2095 Walvis Bay

mario@sp.com.na

064 280 773

ANNEXURE E

List of Registered I&APs

REZONING OF ERF 1130 WALVIS BAY: LIST OF REGISTERED INTERESTED AND AFFECTED PARTIES

The following table is the list of registered interested and affected parties for the proposed project.

LN.	Name/Organisation	Representation	Type	Contact address	Contact	Date of registration
	Francois De Wit	Owner of Erf 1130 Walvis Bay	Proponent	francois.dewit4@gmail.com	0812927278	10/02/2025
	Mr JN Otto	Stewart Planning	Town Planner	otto@sp.com.na	064 280 773	10/02/2025
	Mrs M Kroon	Stewart Planning	Town Planner	melissa@sp.com.na	064 280 773	10/02/2025
	Mr BI Stewart	Stewart Planning	Town Planner	bruce@sp.com.na	064 280 770	10/02/2025
	Mr Otniel Kakero	WB: Town Planner	Organ of State	okakero@walvisbavcc.org.na	064 2013289	10/02/2025
	M Ephraim Nambahu	WB: Town Planning Officer	Organ of State	enambahu@walvisbavcc.org.na	064 2013229	10/02/2025
	Ms Jamie-Lee Lawrence	WB: Town Planning Officer	Organ of State	ojlawrence@walvisbaycc.org.na	064 2013229	10/02/2025
-	Ms Durith Tjarokua	WB: Town Planning Officer	Organ of State	dtjarokua@walvisbaycc.org.na	064 2013348	10/02/2025
-	Ms Queen Kuveza	Temporary Planning Technician	Organ of State	ATPOtempt1@walvisbaycc.org.na	064 2013229	10/02/2025
	Ms. Mbeujama Zauana	Temporary Planning Technician	Organ of State	ATPOtempt2@walvisbaycc.org.na	064 2013348	10/02/2025
	Mr. David Uushona	Manager: WWEM	Organ of State	duushona@walvisbaycc.org.na	064 214 304	10/02/2025
	Ms. Nangula Amutenya	Environmental Officer	Organ of State	namutenya@walvisbaycc.org.na	064 214 305	10/02/2025
	Ms. Lovisa Hailulu	Environmental Officer	Organ of State	lhailulu@walvisbavcc.org.na	064 214 306	10/02/2025
	Mr Theo Potgieter	General Manager: Engineering	Organ of State	tpotgieter@walvisbaycc.org.na	064 2013211	10/02/2025

Last update: 05 August 2025